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Interim Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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February 18, 2015

To: Mayor Michael D. Antonovich
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Don Knabe

From: Sachi A. Hamai
Interim Chief Executive Officer

Board of Supervisors
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First District

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Second District

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Third District

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REPORT BACK ON COUNTY PARKING STRUCTURE ASSESSMENT AND OPTIONS FOR PUBLIC PARKING (ITEM NO. 89-E, AGENDA OF NOVEMBER 18, 2014)

On November 18, 2014, the Board instructed the Chief Executive Officer (CEO), the Director of Internal Services Department (ISD), and the Director of Public Works (DPW) to conduct an engineering evaluation and deferred maintenance assessment, to be completed within 90 days, on the parking structure located within the Arts District area of Los Angeles at the northwest corner of South Hewitt Street and East 4th Place (parking structure); and instructing the Director of ISD to identify options to make the parking structure available, for a fee, on evenings and weekends for businesses and the public to utilize the upper floor of the structure for parking.

Overview

Currently, the parking structure is managed by the Department of Public Social Services (DPSS) for its employees and customers on weekdays during normal business hours (6:30 a.m.–6:00 p.m.). The parking structure has two levels with a total of 263 parking spaces. The bottom level is secured with an automated gate, which utilizes a key card application for employee access. The top level of the parking structure is used for customer/public parking and is secured with a metal gate during non-business hours.

Additionally, the parking structure is utilized by Art Share of Los Angeles (Art Share), a non-profit corporation, under a non-exclusive license agreement with the County. The agreement allows Art Share to utilize the parking structure after 6:00 p.m., Monday through Friday, and as needed on the weekends to host community meetings and events.

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The public currently uses metered and time restricted city street parking, and three public parking lots when visiting businesses and residences in this section of the Arts District. The charges are: \$2.00 for each 10 minutes (\$10.00 max); and \$2.00 to \$10.00 flat rate depending on time of day, respectively.

Building Evaluation and Assessment

DPW engaged as-needed architectural and engineering consultants, URS Corporation (URS), to evaluate the condition of the subject parking structure, document observations and recommend repair work for existing damage, and to identify measures required to make the parking structure compliant with the Americans with Disabilities Act (ADA) for the upper floor of the building to be used for public parking on evenings and weekends.

Based on the conclusions and recommendations of the building and the evaluation report prepared by URS, the parking structure, in its current condition, is sufficient to carry code gravity loads and can resist anticipated code-level seismic loads. However, to comply with current building codes and requirements of the ADA, URS recommends immediate repairs and upgrades that should be performed prior to opening the upper floor to public parking and other "Near Term" repairs that should be performed within three to five years to anticipate use of the structure for 20 more years.

The structural repairs recommended to be performed immediately include fixing cracks and spalled beams, planks, pilasters and walls caused by a combination of excessive loads on the upper floor and water intrusion. The near term installation of drag elements is also recommended to stabilize columns and concrete shear walls during seismic events.

The architectural repairs recommended immediately consist of improvements to upper floor parking surface and drains; upgrades to ramps, handrails, lighting, and guardrails to comply with building codes and requirements of the ADA. If public parking is provided on the upper level, the installation of a new elevator is an option recommended to accommodate patrons with disabilities. To repair the sidewalks damaged by tree roots at the building perimeter, removal, and replacement of the trees is recommended.

Electrical engineers concluded that the existing electrical service is not adequate for proposed facility upgrades to comply with current building codes and requirements of the ADA. If an elevator, parking, and security systems are required, the existing electrical service is significantly undersized. The electrical repairs that must be performed immediately include the replacement of electrical existing panels, lighting and controls, and installation of infrastructure for owner-provided parking and security systems.

URS provided two options for the facility repairs and upgrades:

- Option 1 Provides ADA-Accessible parking stalls on the ground floor, private ADA-Accessible spaces remain in current location (reconfigured) and additional ADA parking for public use is proposed at the southwest corner of the structure, utilizing separate entrance and egress to maintain the requisite security for current private users. Total net loss of parking for Option 1 is estimated to be six spaces.
- Option 2 Provides accessible public parking stalls on the upper floor Public ADA parking is provided on the upper floor, and a new elevator is installed. The existing ground floor pedestrian ramp and the stair and elevator routes for the public will require adequate secure separation from existing ground floor areas. Total net loss of parking for Option 2 is estimated to be two spaces.

The construction cost estimates range from \$1.425 million for Option 1 and \$1.868 million for Option 2. The increase in cost for Option 2 is attributable to the installation of an elevator and electrical system upgrades, including the addition of an emergency generator and lighting. The total project cost estimates, including a 30 percent increase for soft costs range from \$1.852 million for Option 1 and \$2.429 million for Option 2. In addition, the duration of time to complete the work in Option 1 is six months, and nine months to complete the work included in Option 2.

For comparison, URS prepared a cost estimate for Option 3, which consists of complete demolition and replacement of the existing parking structure at \$7.763 million, including soft costs.

For your reference, a detailed summary of the scope and cost for each option is attached (Attachment A).

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Option for Business and Public Parking

ISD reviewed options for business and the public to utilize the upper floor of the parking structure, for a fee on evenings and weekends with its parking contractor (Classic Parking), and its parking automation agreement vendor (DataPark).

To control public use on evenings and weekends one of the following systems will need to be implemented: 1) automated parking operation; and 2) manned parking operation. However, ISD does not currently have any usage nor revenue data generated from public use.

Recommendation

ISD recommends using contract parking staff for the operation of the parking structure for a six-month pilot period on evenings and weekends to collect usage and revenue data generated from public use. At the end of the pilot period, ISD will evaluate the data collected to determine if there is sufficient demand for business and public use to warrant procurement and installation of an automated parking operation or to support a manned parking operation.

Additionally, ISD will develop a parking rate recommendation for the Board's consideration as no parking rate currently exists for the parking structure. Unless otherwise instructed, ISD will submit the recommendation for the April 2015 Public Hearing Board meeting to allow for legally required postings.

If you have any questions regarding the building evaluation and assessment, please contact Amir Alam at (626) 458-2576 or aalam@dpw.lacounty.gov; for questions regarding the proposed parking operations, please contact Joe Sandoval at (323) 267-2109 or jsandoval@isd.lacounty.gov.

SAH:TT:BMB
CY:RB:zu

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Internal Services

Detailed Summary- Repair Existing Structure

DIVISION	DESCRIPTION	OPTION 1	OPTION 2
S	STRUCTURAL	<u>\$438,333</u>	<u>\$438,333</u>
S1	SLAB ON GRADE	\$12,023	\$12,023
S2	CONCRETE WALLS	\$16,001	\$16,001
S3	COLUMNS	\$8,582	\$8,582
S4	BEAMS	\$19,129	\$19,129
S5	GROUT	\$11,557	\$11,557
S6	PRECAST HOLLOW-CORE CONCRETE PLANKS	\$53,216	\$53,216
S7	Hollow Core Plank Shear Support Detail	\$13,062	\$13,062
S8	Concrete Pilaster Shear Support Detail	\$2,912	\$2,912
S9	Tube Steel Plank Support to Shear Walls	\$236,679	\$236,679
S10	Re-entrant Corner Drag Retrofit	\$59,170	\$59,170
S11	Hollow Core Plank Flexural Support Detail	\$6,003	\$6,003
A	ARCHITECTURAL	<u>\$853,836</u>	<u>\$1,096,186</u>
A1	REMOVE / REPLACE WATERPROOFING MEMBRANE	\$382,778	\$382,778
A2	FILL IN THE CRACKS ON CONCRETE TOPPING	\$268,325	\$268,325
A3	REMOVE AND REPLACE EXISTING DRAINS	\$6,253	\$6,253
A4	GUARDRAIL	\$19,847	\$19,847
A5	REMOVE EXIT GATES TO EXIT DISCHARGE FREELY	\$1,918	\$1,918
A6	REMOVE AND REPLACE DAMAGED SIDEWALK AND TREES	\$123,121	\$123,121
A7	RESTRIPING PARKING STALLS INCLUDING ACCESSIBLE STALLS	\$31,166	\$31,166
A8	SECURITY FENCES / GATE & ENTRANCE- OPTION 1	\$20,428	\$20,428
A9	CONVEYING		\$242,351
E	ELECTRICAL	<u>\$86,412</u>	<u>\$273,307</u>
E1	Load reading, upsize service, replace electrical meter/main and panel (For Elevator)		\$120,022
E2	Replace light fixtures with LED	\$20,247	\$20,247
E4	Replace lighting control panel and add controls in each	\$14,824	\$14,824
E5	Provide lighting inverter	\$23,140	\$23,140
E6	Provide generator, ATS, and electrical panel		\$66,873
E7	Provide parking system (Infrastructure Only)	\$17,355	\$17,355
E8	Provide security system (Infrastructure Only)	\$10,847	\$10,847
TOTAL ESTIMATED CONSTRUCTION COSTS		\$1,378,581	\$1,807,827
Escalation		\$46,053	\$60,393
TOTAL ESTIMATED CONSTRUCTION COSTS INCLUDING ESCALATION		\$1,424,634	\$1,868,220

Owner: LADPW
 Location: 321 S. Hewitt Street
 Project: Parking Structure Retrofit
 Phase: Rough Order of Magnitude



1/30/2015

EXECUTIVE SUMMARY - DEMO & REPLACE

ITEM #	ITEM DESCRIPTION	OPTION 3	\$/SF
1	Demolition	\$638,400	\$8.00
2	Construction	\$6,873,628	\$86.14
3	TOTAL CONSTRUCTION COSTS	\$7,512,028	\$94.14
4	Escalation	\$250,950	\$3.14
5	TOTAL CONSTRUCTION COSTS INCLUDING ESCALATION	\$7,762,977	\$97.28

Gross Floor Area = 79,800 SF